

EVERETT CITY COUNCIL AGENDA ITEM COVER SHEET

PROJECT TITLE:

Phase 1 Final Plat Approval for the Overlook at Riverfront

8/17/16	Briefing
	Proposed Action
	Consent
8/24/16	Action
	First Reading
	Second Reading
	Third Reading
	Public Hearing

COUNCIL BILL #

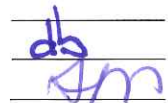
Originating Department	Planning
Contact Person	John Jimerson
Phone Number	(425) 257-8737
FOR AGENDA OF	August 17, 2016
	August 24, 2016

Initialed by:

Department Head

CAA

Council President



<u>Location</u>	<u>Preceding Action</u>	<u>Attachments</u>	<u>Department(s) Approval</u>
Riverfront Redevelopment, Simpson Site	Preliminary Plat Approval by Hearing Examiner	Final Plat Map	Planning, Public Works

Amount Budgeted	N/A	
Expenditure Required	N/A	Account Number(s):
Budget Remaining	N/A	
Additional Required	N/A	

DETAILED SUMMARY STATEMENT:

The City Council is required to approve the final plat map for all formal subdivisions before it can be recorded and the developer may sell lots. Polygon Northwest has requested final plat approval for the first phase of the subdivision of the Simpson site. The approved preliminary plat includes 235 single-family lots located within the Riverfront Planned Development Overlay. This is the first of three final plat phases. It includes creation of the first 70 lots along with supporting infrastructure and landscaping.

The preliminary plat was approved by the Hearing Examiner, and all public improvements for Phase 1 will either be completed or will have appropriate financial performance guarantee(s) in place prior to Council action.

RECOMMENDATION (Exact action requested of Council):

Grant Phase 1 Final Plat Approval for the Overlook at Riverfront.

OVERLOOK AT RIVERFRONT PHASE I

SHEET 1 OF 9

A PORTION OF THE NW 1/4, SW 1/4 & SE 1/4 OF THE NE 1/4 AND A PORTION OF THE NW 1/4 AND NE 1/4 OF THE SE 1/4 SECTION 32,
TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN (PERSONS) BY THESE PRESENTS THAT POLYGON WLL, LLC, A DELAWARE LIMITED PARTNERSHIP, THE UNDERSIGNED OWNER IN FEE SURVEY OF THE LAND HEREBY PLATTED, HEREBY DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, AND WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROADS RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS REDIRECTING THEREOF ACROSS ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SAID OWNER.

POLYGON WLL, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: DEREK C. STRAIGHT
SENIOR VICE PRESIDENT - DIVISION PRESIDENT, WASHINGTON DIVISION

ACKNOWLEDGEMENTS

STATE OF _____
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016, BY
STEVEN S. BENSON, POLYGON WLL, LLC, A DELAWARE LIMITED PARTNERSHIP, FOR AND ON BEHALF THEREOF.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

PARCEL I:
LOT 13 AS DESCRIBED AND SHOWN ON CITY OF EVERETT BOUNDARY LINE ADJUSTMENT NO. 08-004, RECORDED APRIL, 2008 UNDER RECORDING NO. 200804020781 AND SURVEY RECORDED UNDER RECORDING NO. 20080605006, BEING A PORTION OF GOVERNMENT LOTS 2, 3 AND 6, SECTION 32, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL II:
A NON-EXCLUSIVE EASEMENT FOR SECONDARY FIRE AND EMERGENCY VEHICLE ACCESS AS ESTABLISHED BY SECONDARY FIRE ACCESS ROAD EASEMENT RECORDED UNDER RECORDING NO. 200805140924, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL III:
A NON-EXCLUSIVE EASEMENT FOR UTILITIES AND STORM DRAINAGE AS ESTABLISHED BY RECIPROCAL ACCESS, UTILITIES AND TRAIL EASEMENT AND AGREEMENT RECORDED UNDER RECORDING NO. 200805140928, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL IV:
A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND CONSTRUCTION AS ESTABLISHED BY RECIPROCAL TEMPORARY CONSTRUCTION AND ACCESS EASEMENTS AGREEMENT RECORDED UNDER RECORDING NO. 200805140925, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

APPROVALS

CITY OF EVERETT APPROVALS

THE CITY OF EVERETT HEREBY DETERMINES THAT THIS SUBDIVISION CONFORMS TO RCW 58.17 AND EMC TITLE 18 AND IS HEREBY APPROVED. THE CITY OF EVERETT DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS RECORD OF SURVEY.

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

CITY OF EVERETT ENGINEER

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

DIRECTOR, CITY OF EVERETT DEPARTMENT OF PLANNING/COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

CITY COUNCIL PRESIDENT

TREASURER'S CERTIFICATES

CITY OF EVERETT TREASURER'S CERTIFICATE

I, TREASURER OF THE CITY OF EVERETT, DO HEREBY CERTIFY THAT ALL LOCAL IMPROVEMENT ASSESSMENTS ON THE WITHIN DESCRIBED TRACT OF LAND HAVE BEEN FULLY PAID AND DISCHARGED AS OF _____, 20____.

TREASURER, CITY OF EVERETT

SNOHOMISH COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 20____ TAXES.

TREASURER, SNOHOMISH COUNTY

BY:

DEPUTY COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF CORE DESIGN INC. THIS _____ DAY OF _____, 20____
AT _____ MINUTES PAST _____, AND RECORDED IN VOL. _____ OF PLATS, PAGES _____ TO _____
A.F.N. _____ RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SNOHOMISH COUNTY AUDITOR

BY:

DEPUTY COUNTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF OVERLOOK AT RIVERFRONT PHASE I CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF POLYGON HOMES NW, IN NOVEMBER, 2015, AND SAID SURVEY WAS BASED UPON AN ACTUAL SURVEY OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED; THAT THE COURSES AND DISTANCES SHOWN HEREON ARE CORRECT; THAT (1) MONUMENTS AS DESCRIBED AND SHOWN HEREON, UNLESS STATED OTHERWISE HEREON, WILL BE SET AT ALL LOT CORNERS AS SHOWN; (2) MONUMENTS AS DESCRIBED AND SHOWN HEREON AS "SET" HAVE BEEN SET AS SHOWN; AND (3) ALL MONUMENTS DESCRIBED AND SHOWN HEREON THAT ARE SHOWN "TO BE SET" WITHIN THE RIGHT-OF-WAY, WITHIN AND WITHOUT THE BOUNDARY OF THIS SUBDIVISION, WILL BE SET AFTER THE STREET IS PAVED.

GLENN R. SPRADUE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 41299



14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

ENGINEERING • PLANNING • SURVEYING
JOB NO. 12156S

OVERLOOK AT RIVERFRONT PHASE I

SHEET 2 OF 9

A PORTION OF THE NW ¼, SW ¼ & SE ¼ OF THE NE ¼ AND A PORTION OF THE NW ¼ AND NE ¼ OF THE SE ¼ SECTION 32,
TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON

RESTRICTIONS OF RECORD

THE FOLLOWING MATTERS OF RECORD WERE TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY, SCHEDULE B, GUARANTEE NO. 2857873, DATED MAY 12, 2018.

1. THIS SITE IS SUBJECT TO FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK-UP, OR CONNECTION CHARGES AND LATERAL CHARGES FOR SEWER, WATER AND PUBLIC UTILITIES OF NOTICE OF ADDITIONAL SEWER CONNECTION CHARGES BY CITY OF EVERETT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060220225. AFFECTS PARCEL I, AND ALL OR PORTIONS OF PARCELS II - IV.
2. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE RECORDED UNDER RECORDING NO. 1533835. AFFECTS PORTIONS IN GOVERNMENT LOT 2 AND OTHER PROPERTY. DOCUMENT IS ILLEGIBLE.
3. THIS SITE IS SUBJECT TO RESERVATIONS AND EXCEPTIONS REGARDING MINERAL RIGHTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8103510238. AFFECTS PARCEL I, AND ALL OR PORTIONS OF PARCELS II - IV.
4. THIS SITE IS SUBJECT TO CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 200602215004. AFFECTS PARCEL I, AND ALL OR PORTIONS OF PARCELS II - IV.
5. THIS SITE IS SUBJECT TO THE RESERVATIONS AND RECIPIENTS CONTAINED IN THE DEED RECORDED UNDER RECORDING NO. 200602205618. AFFECTS PORTIONS OF PARCELS II - IV.
6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN OPERATING EASEMENT AGREEMENT FOR RAIL FREIGHT SERVICE RECORDED UNDER RECORDING NO. 200602206022. AFFECTS PORTIONS OF PARCELS I - IV.
7. THIS SITE IS SUBJECT TO A MITIGATION EASEMENT AND THE TERMS AND CONDITIONS THEREIN RECORDED UNDER RECORDING NO. 200602206022. SAID EASEMENT HAS BEEN PARTIALLY RELEASED BY INSTRUMENTS 201305280596 AND 201305300730. SAID EASEMENT HAS BEEN REVISED BY MITIGATION EASEMENT (REVISED MITIGATION PARCEL E-1) RECORDED UNDER RECORDING NO. 201305290367. A SUBORDINATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF HAVE BEEN RECORDED UNDER RECORDING NO. 201305290368. AFFECTS PORTIONS OF PARCELS I - IV.
8. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES AND ENCROACHMENTS CONTAINED IN A LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 200604087801. AFFECTS PARCEL I, AND ALL OR PORTIONS OF PARCELS II - IV.
9. THIS SITE IS SUBJECT TO THE CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 200604085006. AFFECTS PARCEL I, AND ALL OR PORTIONS OF PARCELS II - IV.
10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF PROPERTY DISPOSITION AGREEMENT" RECORDED UNDER RECORDING NO. 2013110486. THE PROPERTY DISPOSITION AGREEMENT HAS BEEN AMENDED 7 TIMES. A SUBORDINATION AGREEMENT AND ASSUMPTION AGREEMENT WAS RECORDED UNDER RECORDING NO. 201410070763. AFFECTS PARCEL I, AND ALL OR PORTIONS OF PARCELS II - IV.
11. THIS SITE IS SUBJECT TO A SPECIAL WARRANTY DEED WHICH INCLUDES, AMONG OTHER THINGS, EXPRESS RIGHTS TO REPURCHASE, AN OPERATION OR REPURCHASE, AND RIGHTS OF REVERTER UPON BREACH OF THE AGREEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, RECORDED UNDER RECORDING NO. 200605140862. AFFECTS PARCEL I, AND ALL OR PORTIONS OF PARCELS II - IV.
12. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PUBLIC AMENITIES DEDICATION, EASEMENT AND MAINTENANCE AGREEMENT" RECORDED UNDER RECORDING NO. 200605140863. SIMPSON ASSIGNMENT AND ASSUMPTION AGREEMENT WAS RECORDED UNDER RECORDING NO. 201410070763. AFFECTS PORTIONS OF PARCELS II - IV.
13. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TERMINATION OF EXISTING EASEMENT AND NON-LANDFILL SITE UTILITY EASEMENTS AND ACCESS AGREEMENT" RECORDED UNDER RECORDING NO. 200805140864. SIMPSON ASSIGNMENT AND ASSUMPTION AGREEMENT WAS RECORDED UNDER RECORDING NO. 201410070763. AFFECTS PORTIONS OF PARCELS I - IV.
14. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT FOR EXISTING LANDFILL SYSTEMS AND RELATED UTILITIES AND AGREEMENT TO MAINTAIN EASEMENT" RECORDED UNDER RECORDING NO. 200805140865. SIMPSON ASSIGNMENT AND ASSUMPTION AGREEMENT WAS RECORDED UNDER RECORDING NO. 201410070763. AFFECTS PORTIONS OF PARCELS II - IV.
15. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SECONDARY FIRE ACCESS ROAD EASEMENT AGREEMENT AND MAINTENANCE" RECORDED UNDER RECORDING NO. 200805140866. SIMPSON ASSIGNMENT AND ASSUMPTION AGREEMENT WAS RECORDED UNDER RECORDING NO. 201410070763. ALSO KNOWN AS PARCEL II.
16. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL TEMPORARY CONSTRUCTION AND ACCESS EASEMENTS AGREEMENT" RECORDED UNDER RECORDING NO. 200805140867. SIMPSON ASSIGNMENT AND ASSUMPTION AGREEMENT WAS RECORDED UNDER RECORDING NO. 201410070763. ALSO KNOWN AS PARCEL IV.
17. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL ACCESS, UTILITIES, AND TRAIL EASEMENT AND AGREEMENT (SIMPSON PACT)" RECORDED UNDER RECORDING NO. 200805140868. SIMPSON ASSIGNMENT AND ASSUMPTION AGREEMENT WAS RECORDED UNDER RECORDING NO. 201410070763. ALSO KNOWN AS PARCEL III.
18. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF SIMPSON PACT ENVIRONMENTAL AND INDEMNIFICATION AGREEMENT" RECORDED UNDER RECORDING NO. 200805140869. SIMPSON ASSIGNMENT AND ASSUMPTION AGREEMENT WAS RECORDED UNDER RECORDING NO. 201410070763. AFFECTS PARCEL I, AND ALL OR PORTIONS OF PARCELS II - IV.
19. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MITIGATION AGREEMENT EVERETT RIVERFRONT - SIMPSON SITE" RECORDED UNDER RECORDING NO. 200902104441. AFFECTS PARCEL I.
20. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF DEVELOPMENT AGREEMENT" RECORDED UNDER RECORDING NO. 200910050730. SIMPSON ASSIGNMENT AND ASSUMPTION AGREEMENT WAS RECORDED UNDER RECORDING NO. 201410070763. AFFECTS PARCEL I, AND ALL OR PORTIONS OF PARCELS II - IV.
21. THIS SITE IS SUBJECT TO SUBORDINATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 201307050597. AFFECTS PARCEL I, AND ALL OR PORTIONS OF PARCELS II - IV.
22. THIS SITE IS SUBJECT TO A MEMORANDUM OF ASSIGNMENT AND ASSUMPTION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER RECORDING NO. 201307050670. SIMPSON ASSIGNMENT AND ASSUMPTION AGREEMENT WAS RECORDED UNDER RECORDING NO. 201410070763. AFFECTS PARCEL I, AND ALL OR PORTIONS OF PARCELS II - IV.
23. THIS SITE IS SUBJECT TO LANDFILL ASSIGNMENT AND ASSUMPTION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER RECORDING NO. 20131106486. AFFECTS A PORTION OF PARCEL IV.
24. THIS SITE IS SUBJECT TO RIGHTS OF THE STATE OF WASHINGTON IN AND TO THAT PORTION OF SAID PREMISES, IF ANY, LYING IN THE BED OR FORMER BED OF SNOHOMISH RIVER, IF IT IS NAVIGABLE. AFFECTS A PORTION OF PARCEL IV.
25. THIS SITE IS SUBJECT TO ANY QUESTION THAT MAY ARISE DUE TO THE SHIFTING AND/OR CHANGING IN THE COURSE OF SNOHOMISH RIVER. AFFECTS A PORTION OF PARCEL IV.
26. THIS SITE IS SUBJECT TO ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHT OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER. AFFECTS A PORTION OF PARCEL IV.
27. THIS SITE IS SUBJECT TO PARAMOUNT RIGHTS AND EASEMENTS IN FAVOR OF THE UNITED STATES FOR COMMERCE, NAVIGATION, FISHERIES AND THE PRODUCTION OF POWER. AFFECTS A PORTION OF PARCEL IV.

NOTES

1. A SYSTEM-WIDE TRAFFIC MITIGATION FEE OF \$655 PER LOT, AS CALCULATED UNDER SECTION B.1 OF THE DEVELOPMENT AGREEMENT DATED JUNE 2, 2009, SHALL BE DUE UPON BUILDING PERMIT ISSUANCE. AFTER JUNE 2, 2017, THE FEE SHALL BE CALCULATED ACCORDING TO THE PER-IMP FEE IN EFFECT AT THE TIME OF PERMIT ISSUANCE AS DEFINED IN BMC 16.40.
2. ALL PRIVATE LANES IN THIS PLAT SHALL BE SURFACED WITH CONCRETE PAVEMENT, STAMPED ASPHALT, OR OTHER DECORATIVE AND DISTINCTIVE PAVING AS APPROVED BY THE EVERETT PLANNING DIRECTOR.
3. A SCHOOL MITIGATION FEE OF \$1,084.80 PER HOUSE SHALL BE DUE UPON BUILDING PERMIT ISSUANCE.
4. A LANDSCAPE PLAN FOR INDIVIDUAL LOTS SHALL BE PROVIDED AT THE TIME OF BUILDING PERMIT. EACH LOT SHALL HAVE A MINIMUM OF ONE TREE IN THE FRONT YARD. LANDSCAPING SHALL BE PROVIDED ALONG PRIVATE LANES AND PRIVATE ALLEYS.
5. EACH LOT SHALL CONTAIN A MINIMUM 225 SQUARE FOOT YARD AREA WITH A MINIMUM DIMENSION OF 15 FEET. NO ACCESSORY BUILDINGS ARE ALLOWED WITHIN THE REQUIRED YARD AREA.
6. HOUSE DESIGNS FOR BUILDING PERMITS SHALL INCLUDE THE FOLLOWING FEATURES:
A) WINDOWS INCORPORATED AS PART OF THE GARAGE DOORS.
B) A MINIMUM OF THREE (3) HOUSE DESIGNS. IDENTICAL HOUSE TYPES MUST BE SEPARATED BY AT LEAST TWO DIFFERENT DESIGNS.
C) THE MAIN ENTRANCE TO EACH HOUSE MUST HAVE A COVERED AREA OF 36 SQUARE FEET, MUST BE A MINIMUM OF 4.00 FEET IN ANY DIRECTION AND MUST BE ORIENTED TOWARD THE STREET OR ACCESS LANE.
D) ALL OTHER BUILDING DESIGN REQUIREMENTS CITED IN DEVELOPMENT AGREEMENT.
7. THE OVERLOOK AT RIVERFRONT HOMEOWNERS ASSOCIATION (HOA) WAS ESTABLISHED ON _____, 2018.
8. TRACT 999 IS HEREBY CONVEYED TO THE CITY OF EVERETT UPON THE RECORDING OF THIS PLAT FOR THE PURPOSE OF OPEN SPACE AND WETLAND BUFFER. ANY TRAIL SYSTEM, RAIN GARDEN OR STORM-WATER DISPERSION TRENCH WITHIN THIS TRACT SHALL BE MAINTAINED BY THE HOA.
9. TRACT 998 IS HEREBY CONVEYED TO THE HOA UPON THE RECORDING OF THIS PLAT FOR THE PURPOSE OF OPEN SPACE. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE WITHIN SAID TRACT.
10. TRACTS 997, 992 AND 990 ARE HEREBY CONVEYED TO THE HOA UPON THE RECORDING OF THIS PLAT FOR THE PURPOSES OF OPEN SPACE, UTILITIES AND PARKING. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE, PRIVATE UTILITY AND PARKING FACILITIES WITHIN SAID TRACTS.
11. TRACTS 996, 995, 994, 991, 989, 987-1 AND 980-1 ARE HEREBY CONVEYED TO THE HOA UPON THE RECORDING OF THIS PLAT FOR THE PURPOSES OF ACCESS AND UTILITIES. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS AND PRIVATE UTILITY FACILITIES WITHIN SAID TRACTS.
12. TRACTS 993, 988, 986-1, 957, 956, 955, 954 AND 953 ARE HEREBY CONVEYED TO THE HOA UPON THE RECORDING OF THIS PLAT FOR THE PURPOSES OF OPEN SPACE AND UTILITIES. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE AND PRIVATE UTILITY FACILITIES WITHIN SAID TRACTS.
13. TRACTS 800 AND 801 SHALL REMAIN OWNED AND MAINTAINED BY POLYGON WLL, LLC FOR THE PURPOSE OF FUTURE DEVELOPMENT.

LOT ADDRESSING		
LOT NO.	HOUSE NUMBER	STREET NAME
101	XXXX	RIVERFRONT BOULEVARD
102	XXXX	RIVERFRONT BOULEVARD
103	XXXX	RIVERFRONT BOULEVARD
104	XXXX	RIVERFRONT BOULEVARD
105	XXXX	RIVERFRONT BOULEVARD
106	XXXX	RIVERFRONT BOULEVARD
107	XXXX	RIVERFRONT BOULEVARD
108	XXXX	RIVERFRONT BOULEVARD
109	XXXX	RIVERFRONT BOULEVARD
110	XXXX	SOUTH COURT SOUTH
111	XXXX	SOUTH COURT SOUTH
112	XXXX	SOUTH COURT SOUTH
113	XXXX	SOUTH COURT SOUTH
114	XXXX	SOUTH COURT SOUTH
115	XXXX	SOUTH COURT SOUTH
116	XXXX	SOUTH COURT SOUTH
117	XXXX	SOUTH COURT SOUTH
118	XXXX	SOUTH 32ND STREET
119	XXXX	49TH AVENUE SOUTH
120	XXXX	49TH AVENUE SOUTH
121	XXXX	49TH AVENUE SOUTH
122	XXXX	49TH AVENUE SOUTH
123	XXXX	49TH AVENUE SOUTH
124	XXXX	49TH AVENUE SOUTH
125	XXXX	49TH AVENUE SOUTH
126	XXXX	49TH AVENUE SOUTH
127	XXXX	49TH AVENUE SOUTH
128	XXXX	49TH AVENUE SOUTH
129	XXXX	49TH AVENUE SOUTH
130	XXXX	49TH AVENUE SOUTH
131	XXXX	SOUTH 32ND STREET
132	XXXX	SOUTH 32ND STREET
133	XXXX	SOUTH 32ND STREET
134	XXXX	SOUTH 32ND STREET

135	XXXX	SOUTH 32ND STREET
136	XXXX	SOUTH 32ND STREET
137	XXXX	SOUTH 32ND STREET
138	XXXX	SOUTH 32ND STREET
139	XXXX	SOUTH 32ND STREET
140	XXXX	SOUTH 32ND STREET
141	XXXX	SOUTH 32ND STREET
142	XXXX	SOUTH 32ND STREET
143	XXXX	SOUTH 32ND STREET
144	XXXX	SOUTH 32ND STREET
145	XXXX	SOUTH 32ND STREET
146	XXXX	SOUTH 32ND STREET
147	XXXX	SOUTH 32ND STREET
148	XXXX	SOUTH 32ND STREET
149	XXXX	SOUTH 32ND STREET
150	XXXX	SOUTH 32ND STREET
151	XXXX	SOUTH 32ND STREET
152	XXXX	SOUTH 32ND STREET
153	XXXX	SOUTH 32ND STREET
154	XXXX	SOUTH 32ND STREET
155	XXXX	SOUTH 32ND STREET
156	XXXX	SOUTH 32ND STREET
157	XXXX	49TH AVENUE SOUTH
158	XXXX	49TH AVENUE SOUTH
159	XXXX	49TH AVENUE SOUTH
160	XXXX	49TH AVENUE SOUTH
161	XXXX	49TH AVENUE SOUTH
162	XXXX	49TH AVENUE SOUTH
163	XXXX	49TH AVENUE SOUTH
164	XXXX	49TH AVENUE SOUTH
165	XXXX	49TH AVENUE SOUTH
166	XXXX	49TH AVENUE SOUTH
167	XXXX	49TH AVENUE SOUTH
168	XXXX	49TH AVENUE SOUTH
169	XXXX	49TH AVENUE SOUTH
170	XXXX	49TH AVENUE SOUTH

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE CO. SUBROGATION GUARANTEE NO. 2857873, DATED MAY 12, 2018. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY SUBROGATION GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN DECEMBER OF 2012.
3. ALL DISTANCES ARE IN FEET.
4. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA THE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTS AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.



CORE
DESIGN

14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7677 Fax 425.885.7965

ENGINEERING • PLANNING • SURVEYING
JOB NO. 12156S

OVERLOOK AT RIVERFRONT PHASE I

SHEET 3 OF 9

A PORTION OF THE NW $\frac{1}{4}$, SW $\frac{1}{4}$ & SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ AND A PORTION OF THE NW $\frac{1}{4}$ AND NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ SECTION 32,
TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS SERVING THIS PLAT UNDER AND UPON THE EXTERIOR FIVE (5) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS OR AS SHOWN HEREON AS "JOINT UTILITY EASEMENT" IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH WATER, ELECTRICITY, TELEPHONE AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED PROVIDED THAT FOLLOWING ANY WORK, THE EASEMENT AREA SHALL BE RESTORED AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.
2. A PUBLIC TRAIL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EVERETT AND ITS SUCCESSORS AND ASSIGNS FOR PUBLIC PEDESTRIAN PURPOSES OVER THE PUBLIC TRAIL, AS CONSTRUCTED, WITHIN THOSE PORTIONS OF TRACTS 889 AND 988 AS APPROXIMATELY SHOWN HEREON. THE HOA IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRAIL FACILITIES WITHIN SAID EASEMENT.
3. A PUBLIC TRAIL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EVERETT AND ITS SUCCESSORS AND ASSIGNS FOR PUBLIC PEDESTRIAN PURPOSES OVER THE PUBLIC TRAIL, AS CONSTRUCTED, WITHIN THOSE PORTIONS OF TRACTS 889 AND 988 AS APPROXIMATELY SHOWN HEREON. THE CITY OF EVERETT IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRAIL FACILITIES WITHIN SAID EASEMENT.
4. A PUBLIC TRAIL SIGNAGE EASEMENT OVER AND UPON PORTIONS OF TRACTS 889 AND 988 AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EVERETT AND ITS SUCCESSORS AND ASSIGNS, SAID EASEMENT IS 5' X 15' SQUARE, CENTERED UPON THE POST, AS INSTALLED. THE CITY SHALL HAVE THE RIGHT TO OPERATE, MAINTAIN, REPAIR AND REPLACE THE SIGNAGE WITHIN SAID EASEMENT TOGETHER WITH THE RIGHT TO ACCESS SAID EASEMENT AREA FROM THE RIGHT-OF-WAY FOR SUCH PURPOSES.
5. A PUBLIC ACCESS EASEMENT OVER AND UPON ALL TRAILS AND OPEN SPACE AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EVERETT AND ITS SUCCESSORS AND ASSIGNS.
6. A PRIVATE STORM WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE HOA OVER THE STORM DRAIN, RAIN GARDEN AND DISPERSION TRENCH FACILITIES AS CONSTRUCTED WITHIN TRACT 889 AND AS SHOWN ON LOTS 132, 153, 156 AND 161. THE HOA HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN THE STORM DRAIN, RAIN GARDEN AND DISPERSION TRENCH FACILITIES WITHIN THE EASEMENT AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.
7. A PUBLIC WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EVERETT AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER, AND UPON THOSE PORTIONS OF TRACTS 889, 897, AND 983 AS SHOWN HEREON. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC WATER IMPROVEMENTS WITHIN THE EASEMENT AREA AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.
8. A PUBLIC SEWER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EVERETT AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER, AND UPON THAT PORTION OF TRACT 897 AS SHOWN HEREON FOR THE PURPOSE OF A SANITARY SEWER LIFT STATION. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN THE LIFT STATION IMPROVEMENTS WITHIN THE EASEMENT AREA AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.
9. A PUBLIC ACCESS AND UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EVERETT AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER, AND UPON TRACTS 886, 888, 890, 894, 891, 897-1 AND 899-1. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC UTILITY IMPROVEMENTS WITHIN THE EASEMENT AREAS AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES. MAINTENANCE OF THE ACCESS FACILITIES WITHIN SAID TRACTS SHALL BE THE RESPONSIBILITY OF THE HOA.
10. THE 5.00 FOOT WIDE PRIVATE WATER EASEMENT AS SHOWN ON TRACT 886-1 IS FOR THE BENEFIT OF LOT 112. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITIES THEY HAVE THE BENEFIT OF USE.
11. THE 10.00 FOOT WIDE PRIVATE WATER EASEMENT AS SHOWN ON TRACT 886-1, CENTERED ON THE PROLONGATION OF THE LINE BETWEEN LOTS 118 AND 119, IS FOR THE BENEFIT OF LOTS 118 AND 119. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITIES THEY HAVE THE BENEFIT OF USE.
12. THE 10.00 FOOT WIDE PRIVATE WATER EASEMENT AS SHOWN ON TRACT 886-1, CENTERED ON THE PROLONGATION OF THE LINE BETWEEN LOTS 120 AND 121, IS FOR THE BENEFIT OF LOTS 120 AND 121. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITIES THEY HAVE THE BENEFIT OF USE.
13. THE 5.00 FOOT WIDE PRIVATE WATER EASEMENT AS SHOWN ON TRACT 888-1, IS FOR THE BENEFIT OF LOT 122. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITIES THEY HAVE THE BENEFIT OF USE.
14. THE 10.00 FOOT WIDE PRIVATE WATER EASEMENT AS SHOWN ON TRACT 888-1, CENTERED ON THE PROLONGATION OF THE LINE BETWEEN LOTS 123 AND 124, IS FOR THE BENEFIT OF LOTS 123 AND 124. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITIES THEY HAVE THE BENEFIT OF USE.
15. THE 10.00 FOOT WIDE PRIVATE WATER EASEMENT AS SHOWN ON TRACT 888-1, CENTERED ON THE PROLONGATION OF THE LINE BETWEEN LOTS 125 AND 126, IS FOR THE BENEFIT OF LOTS 125 AND 126. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITIES THEY HAVE THE BENEFIT OF USE.
16. THE PRIVATE WATER EASEMENT LYING ON THE EAST 5.00 FEET OF LOTS 130 AND 131, TOGETHER WITH THE EAST 0.50 FEET OF THE SOUTHEAST 0.50 FEET, ALL LYING WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1), IS FOR THE BENEFIT OF LOTS 130 AND 131. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITIES THEY HAVE THE BENEFIT OF USE.
17. THE PRIVATE WATER EASEMENT AS SHOWN ON TRACT 897, AND WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1) ON LOTS 153 AND 154 IS FOR THE BENEFIT OF LOTS 153, 154 AND 155. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITIES THEY HAVE THE BENEFIT OF USE.
18. THE PRIVATE WATER EASEMENT AS SHOWN ON TRACT 893, AND WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1) ON LOTS 157 AND 158 IS FOR THE BENEFIT OF LOTS 156, 157 AND 158. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITIES THEY HAVE THE BENEFIT OF USE.
19. THE PRIVATE WATER EASEMENT AS SHOWN ON TRACT 883 AND WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1) ON LOTS 159 AND 160 IS FOR THE BENEFIT OF LOTS 159, 160 AND 161. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITIES THEY HAVE THE BENEFIT OF USE.
20. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1) AS SHOWN ON LOTS 161 AND 162 IS FOR THE BENEFIT OF LOTS 161 AND 162. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
21. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1) AS SHOWN ON LOT 164 IS FOR THE BENEFIT OF LOT 165. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
22. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1) AS SHOWN ON LOT 166 IS FOR THE BENEFIT OF LOT 167. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
23. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1) AS SHOWN ON LOT 168 IS FOR THE BENEFIT OF LOT 169. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
24. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1) AS SHOWN ON LOTS 111 AND 112 IS FOR THE BENEFIT OF LOTS 110 AND 111. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
25. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1) AS SHOWN ON LOT 114 IS FOR THE BENEFIT OF LOT 113. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
26. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1) AS SHOWN ON LOT 116 IS FOR THE BENEFIT OF LOT 115. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
27. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1) AS SHOWN ON TRACT 888-1 AND LOT 125, TOGETHER WITH THAT PORTION OF TRACT 888-1 AND LOT 145 AS SHOWN ON DETAIL "D", SHEET 7 IS FOR THE BENEFIT OF LOTS 123 THROUGH 126 AND FUTURE LOTS 224 AND 225. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
28. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1) AS SHOWN ON LOTS 127 AND 128 IS FOR THE BENEFIT OF LOTS 127 AND FUTURE LOT 232. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
29. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1) AS SHOWN ON LOTS 130 AND 131 IS FOR THE BENEFIT OF LOTS 129, 131 AND 132. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
30. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1) AS SHOWN ON LOTS 133 IS FOR THE BENEFIT OF FUTURE LOTS 234, 235 AND 236. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
31. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1) AS SHOWN ON LOTS 135 THROUGH 137 IS FOR THE BENEFIT OF LOTS 134 THROUGH 136. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
32. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1) AS SHOWN ON LOT 138 IS FOR THE BENEFIT OF LOT 139. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
33. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1) AS SHOWN ON LOTS 140 AND 141 IS FOR THE BENEFIT OF LOTS 141 AND 142. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
34. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1) AS SHOWN ON LOT 143 IS FOR THE BENEFIT OF FUTURE LOTS 237 AND 238. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
35. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1) AS SHOWN ON LOTS 145 THROUGH 148 IS FOR THE BENEFIT OF LOTS 144 THROUGH 147. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
36. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1) AS SHOWN ON LOTS 150 THROUGH 152 IS FOR THE BENEFIT OF LOTS 149 THROUGH 151. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
37. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1) AS SHOWN ON LOT 154 IS FOR THE BENEFIT OF LOTS 153 AND 155. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
38. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1) AS SHOWN ON LOT 157 IS FOR THE BENEFIT OF LOTS 156 AND 158. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
39. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1) AS SHOWN ON LOT 160 IS FOR THE BENEFIT OF LOTS 159 AND 161. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
40. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1) AS SHOWN ON TRACT 893, AND LOTS 162 THROUGH 164 IS FOR THE BENEFIT OF LOTS 162 THROUGH 165. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
41. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE "JOINT UTILITY EASEMENT" (E.P. 1) AS SHOWN ON LOTS 167 THROUGH 169 IS FOR THE BENEFIT OF LOTS 166 THROUGH 170. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
42. THE PRIVATE SANITARY SEWER EASEMENT SHOWN ON LOT 102 IS FOR THE BENEFIT OF LOT 101. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE SANITARY SEWER FACILITY THEY HAVE THE BENEFIT OF USE.
43. THE PUBLIC SANITARY SEWER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EVERETT AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER, AND UPON THAT PORTION OF TRACT 902 AS SHOWN HEREON. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC WATER IMPROVEMENTS WITHIN THE EASEMENT AREA AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.
44. THE PRIVATE USE EASEMENT SHOWN ON LOTS 101 THROUGH 128 AND 133 THROUGH 192 ARE FOR THE BENEFIT OF THE RESPECTIVE LOTS LYING ADJACENT TO THE USE EASEMENT. THE LOCATION OF THE USE EASEMENT SHALL BE TO THE LOCATION OF THE FENCE, AS INSTALLED, AND THE WIDTH OF THE EASEMENT SHALL BE TO THE LOCATION OF THE FENCE OR SIDE OF THE BURDENED LOT HOME, AS CONSTRUCTED. MAINTENANCE AND USE RESPONSIBILITIES ARE DESCRIBED AS FOLLOWS:
 - A) THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE BURDENED LOT THEY HAVE THE BENEFIT OF USE.
 - B) THE OWNERS OF SAID BENEFITED LOTS SHALL NOT INSTALL, PLANT OR CONSTRUCT ANY IMPROVEMENT WITHIN THE EASEMENT AREA THAT MAY CAUSE DAMAGE TO THE BURDENED LOT OR STRUCTURE THEREON.
 - C) ANY HARM OR DAMAGE TO THE BURDENED LOTS AS A RESULT OF NEGLIGENT MAINTENANCE OR IMPROPER USE SHALL BE THE RESPONSIBILITY OF THE BENEFITED LOT.
 - D) THE OWNERS OF SAID BURDENED LOTS SHALL RETAIN THE RIGHTS TO ENTER SAID USE EASEMENT FOR THE PURPOSES OF MAINTAINING THE IMPROVEMENTS WITHIN SAID EASEMENT THAT THEY HAVE THE BENEFIT OF USE PROVIDED THAT FOLLOWING ANY WORK, THE EASEMENT AREA SHALL BE RESTORED AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.
 - E) MAINTENANCE RESPONSIBILITIES OF THE FENCING THAT DEFINES THE USE EASEMENT SHALL BE SHARED BY THE BURDENED AND BENEFITED LOTS.
 - F) THE EXTENTS OF THE EASEMENT AREA SHALL NOT BE CHANGED WITHOUT WRITTEN CONSENT BY THE OWNERS OF BOTH THE BURDENED AND BENEFITED LOTS AFFECTED. SAID CONSENT SHALL BE AN EASEMENT AGREEMENT, RECORDED WITH SNOHOMISH COUNTY, THAT DEFINES THE NEW LIMITS OF THE EASEMENT AREA.



CORE
DESIGN

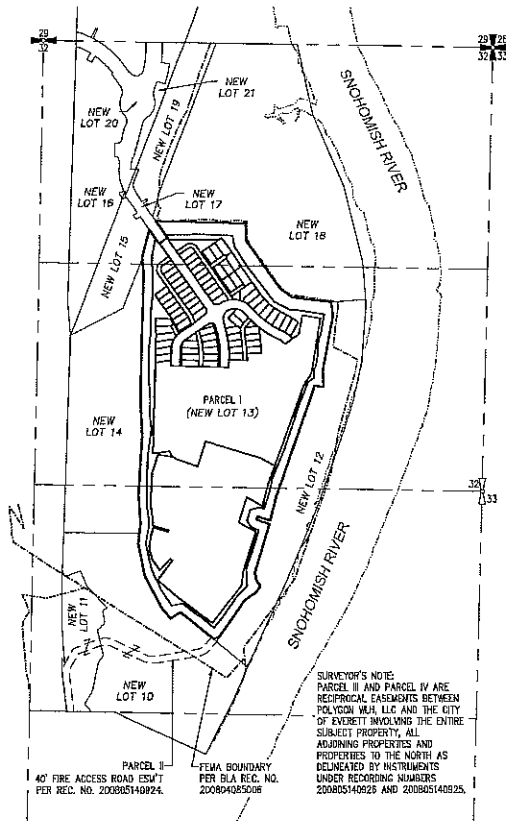
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Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

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OVERLOOK AT RIVERFRONT PHASE I

SHEET 4 OF 9

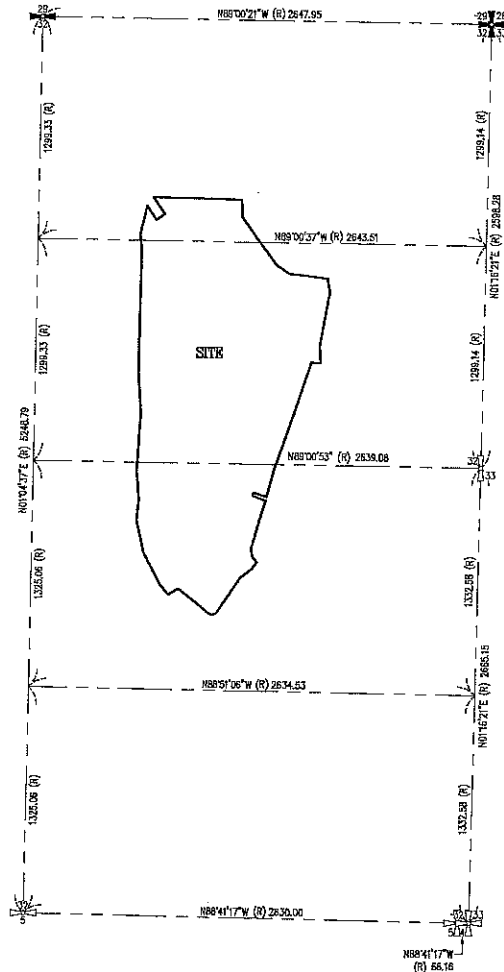
A PORTION OF THE NW 1/4, SW 1/4 & SE 1/4 OF THE NE 1/4 AND A PORTION OF THE NW 1/4 AND NE 1/4 OF THE SE 1/4 SECTION 32,
TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON



SCALE: 1" = 500'



OVERALL VIEW AND
SECTION BREAKDOWN

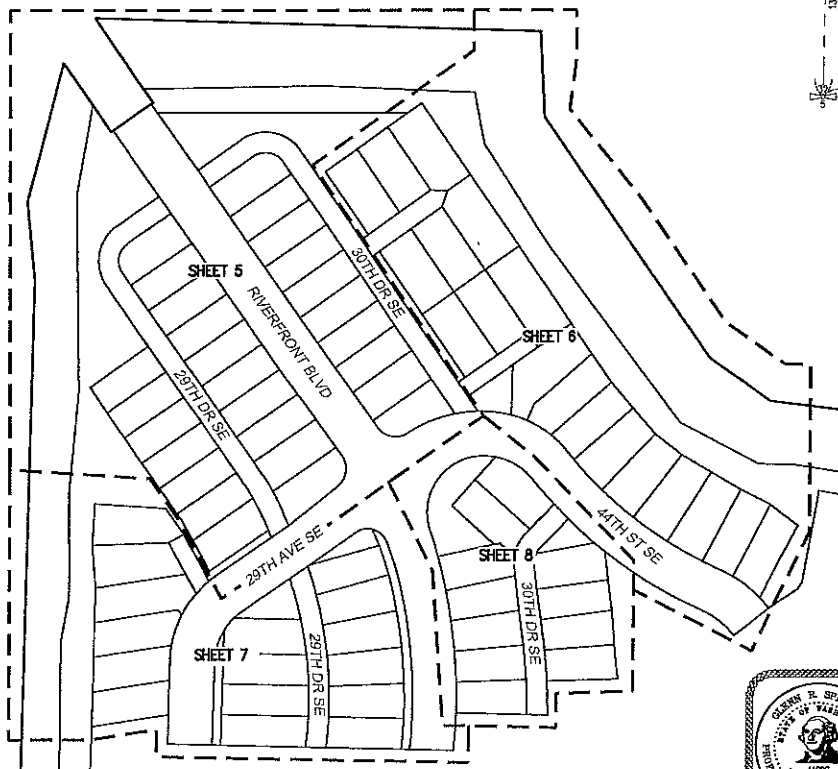


REFERENCE SURVEY (R)

BOUNDARY LINE ADJUSTMENT AND RECORD OF SURVEY FOR THE CITY OF EVERETT PUBLIC WORKS
DEPARTMENT RESUBMITTED APRIL 8TH, 2008, RECORDED UNDER AUDITOR'S FILE NUMBER
200804085006, RECORDS OF SNOHOMISH COUNTY, WA.

BASIS OF BEARING

ALL DISTANCES SHOWN ON THIS SURVEY ARE GROUND DISTANCES. TO CONVERT DISTANCES TO
STATE PLANE SCALE BY THE PROJECT COORDINATE FACTOR OF 0.999940356. BEARINGS ARE BASED
ON WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83/91), BASED ON GPS
OBSERVATIONS FROM CITY OF EVERETT PRIMARY CONTROL POINTS E073, E125 AND E126.



SCALE: 1" = 100'



SHEET INDEX



CORE
DESIGN

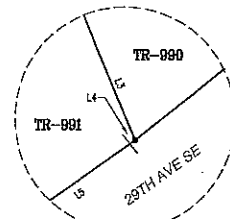
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14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

SHEET 5 OF 9

CURVE TABLE				LINE TABLE			
CURVE #	RADIUS	DELTA	LENGTH	TAG #	BEARING	LENGTH	
C1	1027.00	0°31'58"	9.55	L1	N34°55'05"W	12.00	
C2	1027.00	0°51'31"	15.39	L2	N34°55'06"W	17.89	
C3	247.00	5°35'28"	26.49	L3	N23°07'16"W	17.58	
C4	247.00	6°08'21"	28.37	L4	N51°30'15"E	9.76	
C5	247.00	11°47'48"	50.88	L5	N55°24'04"E	23.74	
C6	126.00	5°35'30"	12.16	L6	N23°07'16"W	8.88	
C7	223.00	7°15'53"	28.14	L7	N23°07'16"W	13.63	
C8	223.00	4°35'58"	17.77	L13	N55°04'55"E	10.00	
C9	223.00	11°47'48"	50.88	L16	N55°04'55"E	10.00	
C31	973.00	0°45'45"	14.91	L18	N55°04'50"E	10.00	
C32	973.00	0°33'45"	9.55	L19	N88°05'59"E	4.01	

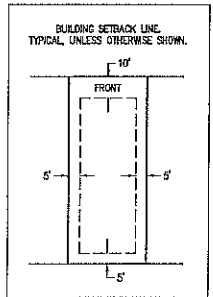


DETAIL B
SCALE: 1" = 10'

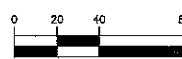
SEE SHEET 8 OF 8

L22	N67°05'36"W	4.01
L23	N78°09'55"W	5.14
L24	N78°09'55"W	3.53
L25	N87°17'26"E	4.00
L26	N77°58'34"W	4.01
L27	N87°42'53"E	1.88
L28	N89°42'53"E	3.08
L29	N80°49'10"E	4.01
L30	N07°03'14"E	4.00
L31	N00°15'36"W	2.19
L32	N00°15'36"W	2.15
L33	N11°11'58"W	4.01

TYPICAL, UNLESS OTHERWISE SHOWN.



SCALE: 1" = 40'



14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

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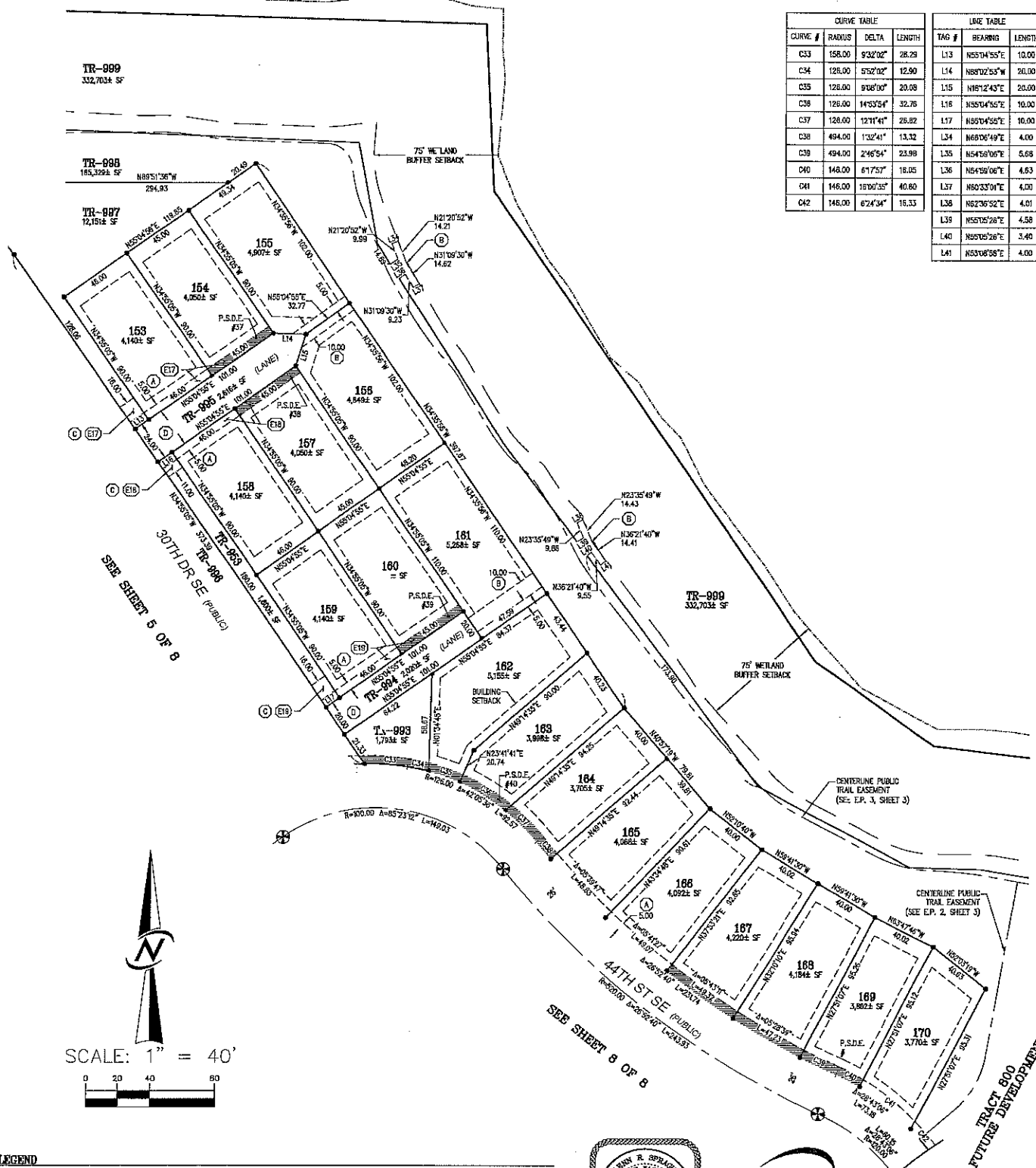
LEGEND

- | | | |
|---|---|--|
| 1 | JOINT UTILITY EASEMENT. SEE EASEMENT PROVISION 1, SHEET 3. | 5' PRIVATE STORM DRAIN EASEMENT (P.S.D.E. #). SEE EASEMENT PROVISION 8, SHEET 3. |
| 2 | HDA STORM DRAIN UTILITY EASEMENT. SEE EASEMENT PROVISION 8, SHEET 3. | <ul style="list-style-type: none"> ● SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE IS 41289". |
| 3 | CITY OF EVERETT WATER EASEMENT. SEE EASEMENT PROVISION 7, SHEET 3. | <ul style="list-style-type: none"> 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "CORE IS 41289". IN MONUMENT CASE TO BE SET AFTER THE SITE IS PAVED. |
| 4 | CITY OF EVERETT ACCESS & UTILITY EASEMENT. SEE EASEMENT PROVISION 9, SHEET 3. | E.P. EASEMENT PROVISION. |
| 5 | 5' PRIVATE WATER EASEMENT. SEE EASEMENT PROVISION 8, SHEET 3. | FOUND MONUMENT IN CASE. |

SHEET 6 OF 9

A PORTION OF THE NW $\frac{1}{4}$, SW $\frac{1}{4}$ & SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ AND A PORTION OF THE NW $\frac{1}{4}$ AND NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ SECTION 32,
TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON

CURVE TABLE				LINE TABLE		
CURVE #	RADIUS	DELTA	LENGTH	TAG #	BEARING	LENGTH
C33	158.00	93°32'00"	28.29	L33	N55°51'45"E	10.00
C34	128.00	57°52'00"	12.90	L34	N89°02'53"W	20.00
C35	128.00	9°08'00"	20.08	L35	N118°11'43"E	10.00
C36	128.00	14°03'34"	32.76	L36	N35°04'56"E	20.00
C37	128.00	12°14'41"	25.82	L37	N30°04'56"E	10.00
C38	494.00	1°32'41"	13.32	L38	N68°06'49"E	5.00
C39	494.00	2°46'54"	23.98	L39	N55°05'49"E	4.68
C40	148.00	61°17'55"	18.05	L36	N64°59'06"E	4.63
C41	148.00	18°00'35"	40.60	L37	N80°33'01"E	4.00
C42	148.00	6°24'34"	18.33	L38	N32°36'32"E	4.01
				L39	N55°05'28"E	4.58
				L40	N55°05'28"E	3.40
				L41	N33°03'38"E	4.00



LEGEND

- | | |
|--|--|
| <p>(A) JOINT UTILITY EASEMENT. SEE EASEMENT PROVISION 1, SHEET 3.</p> | <p>5' PRIVATE STORM DRAIN EASEMENT (P.S.D.E. <i>f</i>). SEE EASEMENT PROVISION 4, SHEET 3.</p> |
| <p>(B) HOA STORM DRAIN UTILITY EASEMENT. SEE EASEMENT PROVISION 5, SHEET 3.</p> | <p>● SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE LS 41299".</p> |
| <p>(C) CITY OF EVERETT WATER EASEMENT. SEE EASEMENT PROVISION 7, SHEET 3.</p> | <p>⊕ 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "CORE LS 41299" IN MAINWENT CASE TO BE SET AFTER THE STREET IS PAVED.</p> |
| <p>(D) CITY OF EVERETT ACCESS & UTILITY EASEMENT. SEE EASEMENT PROVISION 9, SHEET 3.</p> | <p>E.P. EASEMENT PROVISION.</p> |
| <p>(E) 5' PRIVATE WATER EASEMENT. SEE EASEMENT PROVISION 8, SHEET 3.</p> | |



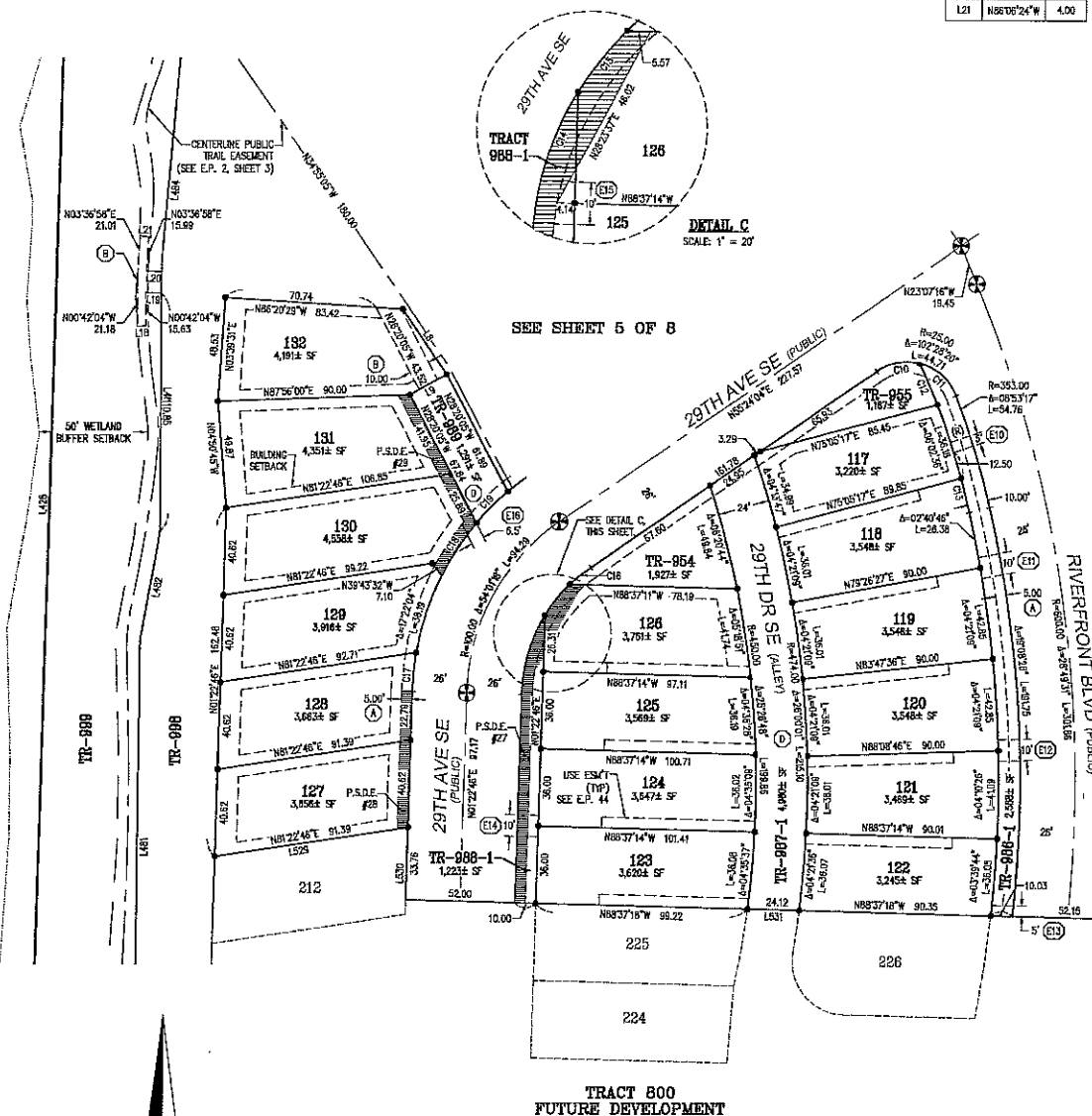
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SHEET 7 OF 9

A PORTION OF THE NW $\frac{1}{4}$, SW $\frac{1}{4}$ & SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ AND A PORTION OF THE NW $\frac{1}{4}$ AND NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ SECTION 32,
TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON

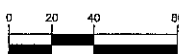
LINE TABLE			CURVE TABLE			
TAP #	BEARING	LENGTH	CURVE	RADIUS	DELTA	LENGTH
L8	N34°58'00"E	37.04	C10	25.00	47°36'52"	20.78
L9	N61°39'50"E	20.00	C11	25.00	54°53'28"	23.04
L10	N86°05'00"E	4.01	C12	543.00	3°30'38"	21.02
L18	N86°20'20"W	7.36	C13	543.00	2°45'04"	16.47
L20	N86°20'22"W	7.73	C14	74.00	30°07'58"	38.92
L21	N86°06'24"W	4.00	C15	74.00	14°20'11"	18.52
			C16	74.00	9°53'50"	12.34
			C17	128.00	8°14'19"	18.12
			C18	128.00	13°22'29"	28.41
			C19	128.00	8°28'56"	20.89



SEE SHEET 8 OF 8

TRACT 800
FUTURE DEVELOPMENT

SCALE: 1" = 40'



LEGEND

- | | |
|--|--|
| <p>(A) JOINT UTILITY EASEMENT. SEE EASEMENT PROVISION 1, SHEET 3.</p> | <p>5' PRIVATE STORM DRAIN EASEMENT (P.S.D.E. #). SEE EASEMENT PROVISION 4, SHEET 3.</p> |
| <p>(B) HOA STORM DRAIN UTILITY EASEMENT. SEE EASEMENT PROVISION 6, SHEET 3.</p> | <p>● SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE LS 41289".</p> |
| <p>(C) CITY OF EVERETT ACCESS & UTILITY EASEMENT. SEE EASEMENT PROVISION 9, SHEET 3.</p> | <p>⊕ 4" CONCRETE MONUMENT WITH 2" BRASS DISC STAMPED "CORE LS 41289"
IN MONUMENT CASE TO BE SET AFTER THE STREET IS PAVED.</p> |
| <p>(EF) 5' PRIVATE WATER EASEMENT. SEE EASEMENT PROVISION 8, SHEET 3.</p> | <p>E.P. EASEMENT PROVISION.</p> |



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OVERLOOK AT RIVERFRONT PHASE I

SHEET 8 OF 9

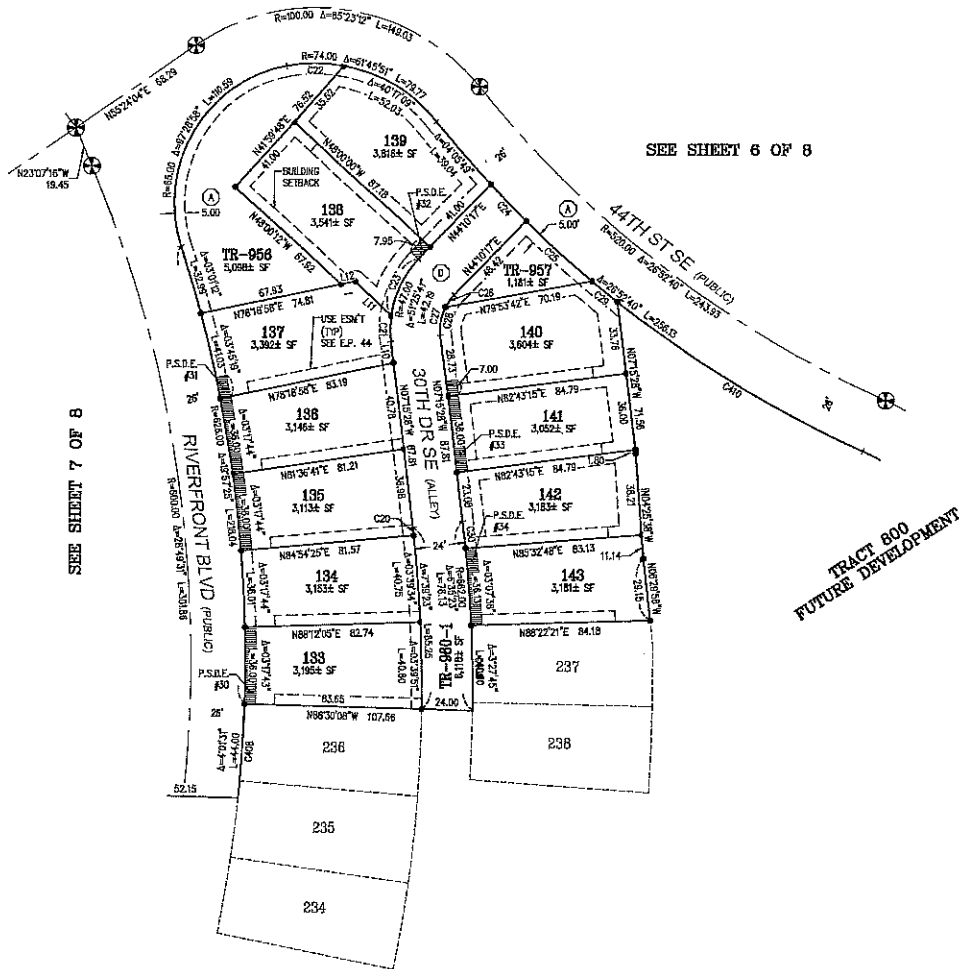
A PORTION OF THE NW 1/4, SW 1/4 & SE 1/4 OF THE NE 1/4 AND A PORTION OF THE NW 1/4 AND NE 1/4 OF THE SE 1/4 SECTION 32,
TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON

LINE TABLE		
TAG #	BEARING	LENGTH
L10	N071°52'28"W	10.06
L11	N45°49'43"W	23.12
L12	N78°10'58"E	6.88

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C20	638.09	0°19'58"	3.70
C21	47.00	14°46'53"	12.13
C22	74.00	21°28'42"	27.74
C23	47.00	36°38'48"	30.06
C24	548.00	2°31'10"	24.01
C25	548.00	4°23'04"	42.10
C26	23.00	17°34'37"	7.06
C27	23.00	51°25'45"	20.65
C28	23.00	33°51'08"	13.59
C29	548.00	1°38'05"	15.58
C30	662.00	1°06'24"	12.79

SEE SHEET 5 OF 8

SEE SHEET 6 OF 8



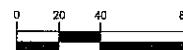
SEE SHEET 7 OF 8

TRACT 800
FUTURE DEVELOPMENT

TRACT 800
FUTURE DEVELOPMENT



SCALE: 1" = 40'



LEGEND

- (A) JOINT UTILITY EASEMENT. SEE EASEMENT PROVISION 1, SHEET 3.
- (B) CITY OF EVERETT ACCESS & UTILITY EASEMENT. SEE EASEMENT PROVISION 5, SHEET 3.

- 5" PRIVATE STORM DRAIN EASEMENT (P.S.D.E. #). SEE EASEMENT PROVISION 6, SHEET 3.
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE LS 41299".
- 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "CORE LS 41299" IN MONUMENT CASE TO BE SET AFTER THE STREET IS PAVED.
- E.P. EASEMENT PROVISION.



CORE
DESIGN

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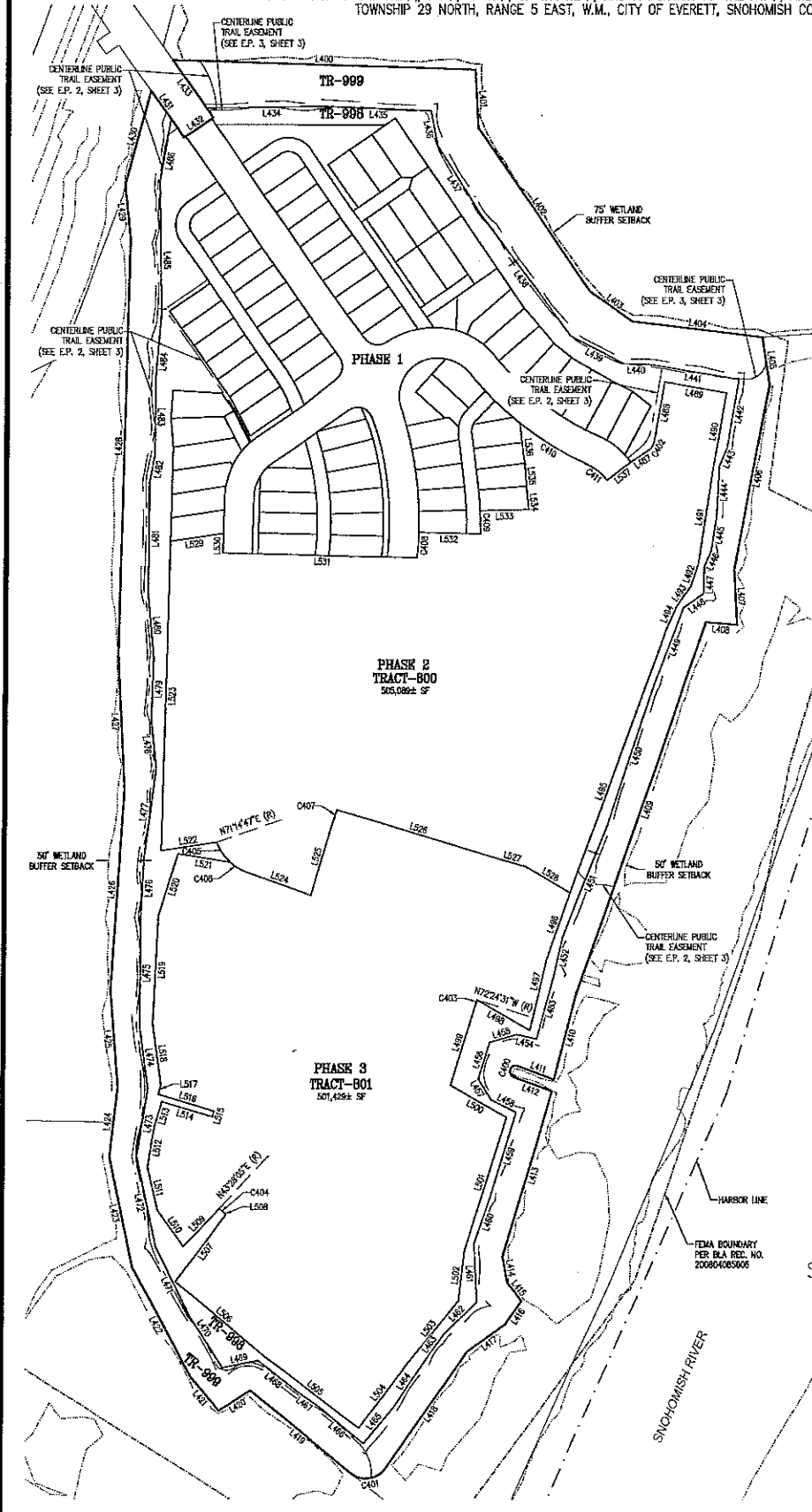
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OVERLOOK AT RIVERFRONT PHASE I

SHEET 9 OF 9

A PORTION OF THE NW 1/4, SW 1/4 & SE 1/4 OF THE NE 1/4 AND A PORTION OF THE NW 1/4 AND NE 1/4 OF THE SE 1/4 SECTION 32,
TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON



LINE TABLE			LINE TABLE			LINE TABLE		
TAG #	BEARING	LENGTH	TAG #	BEARING	LENGTH	TAG #	BEARING	LENGTH
L400	N88°17'27\"	525.79	L446	N24°13'11\"	29.35	L482	N18°25'32\"	40.79
L401	N02°46'28\"	100.55	L447	N00°55'50\"	46.09	L483	N36°06'43\"	40.25
L402	N34°51'26\"	344.15	L448	N54°28'46\"	42.27	L484	N25°11'16\"	40.13
L403	N55°01'43\"	88.02	L449	N21°16'46\"	137.50	L485	N18°42'50\"	487.40
L404	N83°04'08\"	228.51	L450	N18°07'40\"	255.25	L486	N18°42'50\"	121.85
L405	N08°53'32\"	83.03	L451	N21°16'41\"	208.57	L487	N13°07'15\"	125.21
L406	N10°42'55\"	323.34	L452	N12°22'23\"	65.37	L488	N6°07'10\"	105.31
L407	N03°14'03\"	95.17	L453	N15°39'19\"	114.91	L489	N17°14'37\"	147.80
L408	N85°25'05\"	54.22	L454	N76°39'04\"	34.58	L500	N6°07'10\"	112.66
L409	N18°58'16\"	675.03	L455	N73°45'05\"	49.30	L501	N17°14'37\"	240.79
L410	N14°29'48\"	154.40	L456	N18°54'56\"	65.47	L502	N06°24'21\"	85.46
L411	N7°00'00\"	57.90	L457	N32°01'46\"	42.24	L503	N39°01'06\"	139.55
L412	N7°00'00\"	71.24	L458	N37°14'40\"	48.85	L504	N36°50'12\"	138.00
L413	N18°24'21\"	285.52	L459	N18°45'42\"	150.57	L505	N53°14'59\"	204.00
L414	N10°31'36\"	45.54	L460	N18°17'33\"	86.41	L506	N50°35'38\"	204.22
L415	N38°16'50\"	40.72	L461	N02°54'36\"	100.57	L507	N38°45'01\"	145.00
L416	N35°15'51\"	48.62	L462	N48°26'28\"	76.53	L508	N53°14'59\"	3.06
L417	N54°02'58\"	80.27	L463	N35°51'00\"	62.28	L509	N43°02'08\"	89.00
L418	N35°00'00\"	248.16	L464	N33°50'00\"	91.71	L510	N35°20'51\"	76.03
L419	N51°00'00\"	237.07	L465	N39°15'36\"	82.62	L511	N12°58'44\"	76.03
L420	N57°59'05\"	65.97	L466	N50°36'35\"	99.27	L512	N08°28'59\"	70.77
L421	N46°40'42\"	75.06	L467	N56°03'35\"	49.82	L513	N18°44'43\"	45.00
L422	N27°46'50\"	213.38	L468	N51°41'17\"	84.71	L514	N7°31'07\"	90.00
L423	N12°08'14\"	194.65	L469	N78°41'20\"	64.90	L515	N18°44'43\"	10.00
L424	N06°28'56\"	120.83	L470	N33°17'30\"	102.82	L516	N7°31'07\"	100.00
L425	N04°38'49\"	167.23	L471	N28°12'25\"	136.50	L517	N18°44'43\"	16.65
L426	N03°38'41\"	346.63	L472	N11°43'14\"	158.52	L518	N08°03'47\"	107.29
L427	N02°56'07\"	234.28	L473	N08°50'48\"	117.31	L519	N02°42'32\"	183.54
L428	N01°23'09\"	716.72	L474	N07°20'28\"	107.05	L520	N18°44'43\"	111.75
L429	N05°38'02\"	92.34	L475	N00°02'36\"	188.89	L521	N80°50'20\"	90.79
L430	N14°39'31\"	157.41	L476	N02°37'37\"	106.64	L522	N81°22'46\"	96.41
L431	N34°50'09\"	59.28	L477	N07°07'47\"	154.37	L523	N01°22'46\"	533.90
L432	N55°04'55\"	54.00	L478	N08°08'01\"	63.14	L524	N7°07'10\"	122.49
L433	N34°50'09\"	100.71	L479	N01°43'46\"	108.10	L525	N18°44'43\"	134.51
L434	N88°04'43\"	287.02	L480	N05°04'34\"	168.52	L526	N7°31'07\"	289.36
L435	N67°32'17\"	183.13	L481	N00°23'21\"	91.97	L527	N74°37'06\"	52.12
L436	N10°33'23\"	61.71	L482	N09°45'13\"	52.06	L528	N07°17'10\"	91.39
L437	N32°42'58\"	141.51	L483	N00°00'24\"	124.58	L529	N81°22'46\"	91.39
L438	N37°04'02\"	259.45	L484	N04°56'38\"	116.29	L530	N01°22'46\"	33.78
L439	N82°31'39\"	104.53	L485	N00°49'00\"	230.00	L531	N88°37'15\"	337.87
L440	N88°21'52\"	43.02	L486	N02°47'23\"	106.58	L532	N88°38'08\"	107.65
L441	N80°46'34\"	169.34	L487	N56°33'21\"	34.63	L533	N88°22'21\"	64.19
L442	N08°30'11\"	119.15	L488	N09°51'00\"	103.50	L534	N06°28'59\"	23.15
L443	N22°57'35\"	35.32	L489	N80°00'00\"	110.60	L535	N42°25'38\"	49.35
L444	N02°53'36\"	67.70	L490	N69°51'00\"	138.00	L536	N07°15'28\"	71.56
L445	N08°44'02\"	59.88	L491	N08°31'57\"	161.26	L537	N52°37'42\"	52.00

CURVE TABLE		
CURVE #	RADIUS	LENGTH
C400	10.00	180°00'00\"
C401	40.00	94°00'00\"
C402	25.00	46°42'21\"
C403	974.00	0°00'52\"
C404	106.00	6°43'04\"
C405	81.00	29°47'11\"
C406	81.00	21°44'46\"
C407	474.00	22°20'00\"
C408	826.34	4°01'31\"
C409	863.00	37°27'45\"
C410	546.00	14°12'31\"
C411	94.00	25°43'06\"

SCALE: 1" = 130'



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